

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** September 4, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 61-DR-2003  
**REQUEST:** Approve site plan & elevations for a new 71-acre City park  
**PROJECT NAME:** C.A.P. Basin Park  
**LOCATION:** NEC Hayden Rd & Bell Rd

**DEVELOPER/OWNER:** City of Scottsdale - Parks Dept  
**ARCHITECT/DESIGNER:** N/A  
**ENGINEER:** Engineering & Environmental Consultants Inc.  
**APPLICANT/COORDINATOR:** City of Scottsdale - Parks Dept/Annette Grove  
Scottsdale, AZ 85251  
480-312-2357

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**CONCURRENCE:** Council approved a Municipal Use Master Site Plan, Aug. 25, 2003.

**PUBLIC COMMENTS:** Three (3) public open houses were held during the master site plan case with over 100 people attending. Many of the public comments have been incorporated into the Park including the number, size and location of soccer fields, Princess Drive location, addition of walking/jogging path and basketball court location.

**REQUEST:** To develop a 71 +/- acre park site with 4 lighted and 6 unlighted soccer fields, playground, lighted basketball court, pedestrian bridge, jogging path, ramadas, concession stand/maintenance facility and restrooms.

**LOCATION & ZONING:** NE corner of Hayden and Bell Rds. Zoned (R-4 PCD) Townhouse Residential Dist., Planned Community Development. This district allows Municipal Uses such as parks and recreational facilities, subject to a Municipal Use Master Site Plan.

**CHARACTERISTICS:** The site is currently a dirt lot that is only utilized several weeks each year for parking for the Phoenix Open. The site also contains a regional retention basin.

**HISTORY:** The City purchased the site in 1995, and in 1997 with the BOR, constructed a regional storm water retention basin. In 1999, an agreement was reached to provide parking for the Phoenix Open. The City 2000 Bond election approved this park project and, joint Parks Commission and Transportation Commission meetings finalized park and transportation issues in 2002.

**DISCUSSION:** The C.A.P. Basin Park contains 4 lighted and 6 unlighted soccer fields, plus playground, lighted basketball court, jogging path, ramadas, concession stand, maintenance facility and restrooms. The 4-lighted soccer fields are located in the recessed basin area to help reduce the apparent height of poles. Field lighting contains

the state-of-the-art light fixtures with high-containment shielding to reduce glare and visibility from surrounding properties. The lighted fields contain 18, 80-foot-tall light dark colored poles with shielded fixtures conforming to Community Services Department standards. Light levels will be reduced to under 0.3-foot candles at the edge of the surrounding streets. Field lighting is on automatic timers and will turn off by 11:00 PM. A lighted basketball court is located on the north edge of the basin, south of Princess Drive and contains 6, 25 ft. tall full cut-off fixtures. All parking lot, pathway and area lighting is fully shielded, and directed downward.

A new 25 ft. wide by 125 ft. long, pedestrian bridge will be built over Princess Drive, which will be reconstructed as a 4 lane divided street and recessed approximately 17 feet through the site. The pre-fabricated muted green, steel truss pedestrian bridge will connect the north and south sides of the park and will also accommodate automobile traffic during the Phoenix Open. The bridge is supported by concrete abutments with stone clad columns. Pathways with railings lead pedestrians to the bridge and prevent directly crossing of Perimeter Dr. Perimeter sidewalks surround the park and an 8-foot-wide pedestrian/jogging path encircles the basin and northern fields. The park path system connects with adjacent streets, fields, parking lots, and other park amenities.

A combination concession stand, office, restrooms and maintenance facility is located on the side slope of the basin along the west side of the lighted fields. The two level facility contains brown, integrally colored split face CMU block walls with lead-coat, standing seam metal, triangular roof with black steel beams and stone veneer columns. Black-green finished omega-style railing surrounds the field observation deck. A second restroom building is also located north of Princess Dr. and contains similar materials and colors as the concession building. Ramadas are located near the playground and contain triangular metal roof and stone-finished columns.

The landscape plan contains Mesquite, Palo Verde, Mulga, Chaste (Monk's Pepper) and Date Palm trees in addition to other shrubs. Turf is provided on and between soccer fields, and east of the lighted basketball court. Trees and shrub are locations to permit onsite parking during the Phoenix Open. Buffered setbacks and screening areas are provided adjacent to the Stonebrook subdivision, along the north of the site.

**KEY ISSUES:** The Park contains 4 lighted and 6 unlighted soccer fields. Princess Dr. will be recessed through the site and a pedestrian bridge will cross over the street to connect the north and south sides. Screening and buffered setbacks are provided adjacent to the Stonebrook subdivision and other sides of the park.

**RELATED CASES:**

- The land was annexed from the County as Residential (R1-35) in 1983.
- Case 11-Z-86 rezoned the site to R-3 as part of a larger 1,292-acre area between Scottsdale Road and Pima Road in 1986.
- Case 2-UP-2003 gave Municipal Use Master Site Plan approval to the case in Aug. 25, 2003.

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Al Ward  
Project Coordination Manager  
480-312-7067

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Master Plan & Section Views
- #6-Park Perspective & Section Views
- #7-Pedestrian Bridge (2 pgs)
- #8-Landscaping Plan (3 pgs)
- #9-Event Parking Plan
- #10-Elevations & Perspective (3 pgs)
- #11-Floor Plans
- #12-Lighting Plans (16 pgs)
- A-Stipulations/Ordinance Requirements

**CAP BASIN PARK  
513-PA-2002**

**PROJECT NARRATIVE**

The design of the park had to be developed for two overlapping uses simultaneously. The primary use is for the Phoenix Open event parking, the other use is for public recreation. The high volume of required event parking limits the flexibility for public park design. The park features are laid out over the event parking grid pattern, and then the grid is disguised and softened with curvilinear walks and landscaping that do not interfere with the event parking.

***Design***

The park design includes the following features:

- Princess Drive re-alignment
- 10 soccer fields (4 lighted fields in the basin)
- Field fencing along Princess Drive
- Lighted Parking lots with 662 spaces paved and 162 overflow spaces
- Lighted basketball court
- Playground with restroom, ramada and seating
- Open turf play areas
- Pedestrian bridge
- Lighted concrete pathways throughout
- DG pathway
- Restroom/Concession/Maintenance Building

***Landscaping***

Trees and shrubs are not very compatible with the event parking. There are some areas around the perimeter for shrubs, and trees can be located on the parking grid, but the interior needs to accommodate parking. But rather than just flat turf and granite, the design uses ornamental grasses that can be cut back to the ground and parked over during the event parking, but will provide visual interest and enhance the park throughout the rest of the year. Perimeter landscape buffering will be utilized for the purpose of mitigating the impact of active recreation on adjacent residential neighbors.

***Turf***

The playing fields will be constructed using various depths of sand, aggregate base and drainage tiles. The requirement for parking on the fields requires a much higher level of field development to accommodate parking and reduce maintenance/repair operations, so that safe playing conditions can be maintained.

***Water***

The turf will be irrigated using a water source from the City Water Campus, which is a combination of CAP raw water and treated effluent pumped from the TPC Golf Course Lake. Trees and shrubs will be irrigated with potable water.

### ***Architecture***

There are two buildings on this site. One a park restroom on the north side of Princess Drive; the other a park restroom/concession/maintenance building built into the west slope of the basin. There are also four small picnic ramadas. The architectural design utilizes durable, low maintenance materials compatible to the area; including concrete block, steel beams and supports, and metal seam roof. Colors will be subdued, blending with the desert and the surrounding vernacular. The general design includes green sandblasted column supporting folded metal roof structures that hover over split face concrete masonry walls.

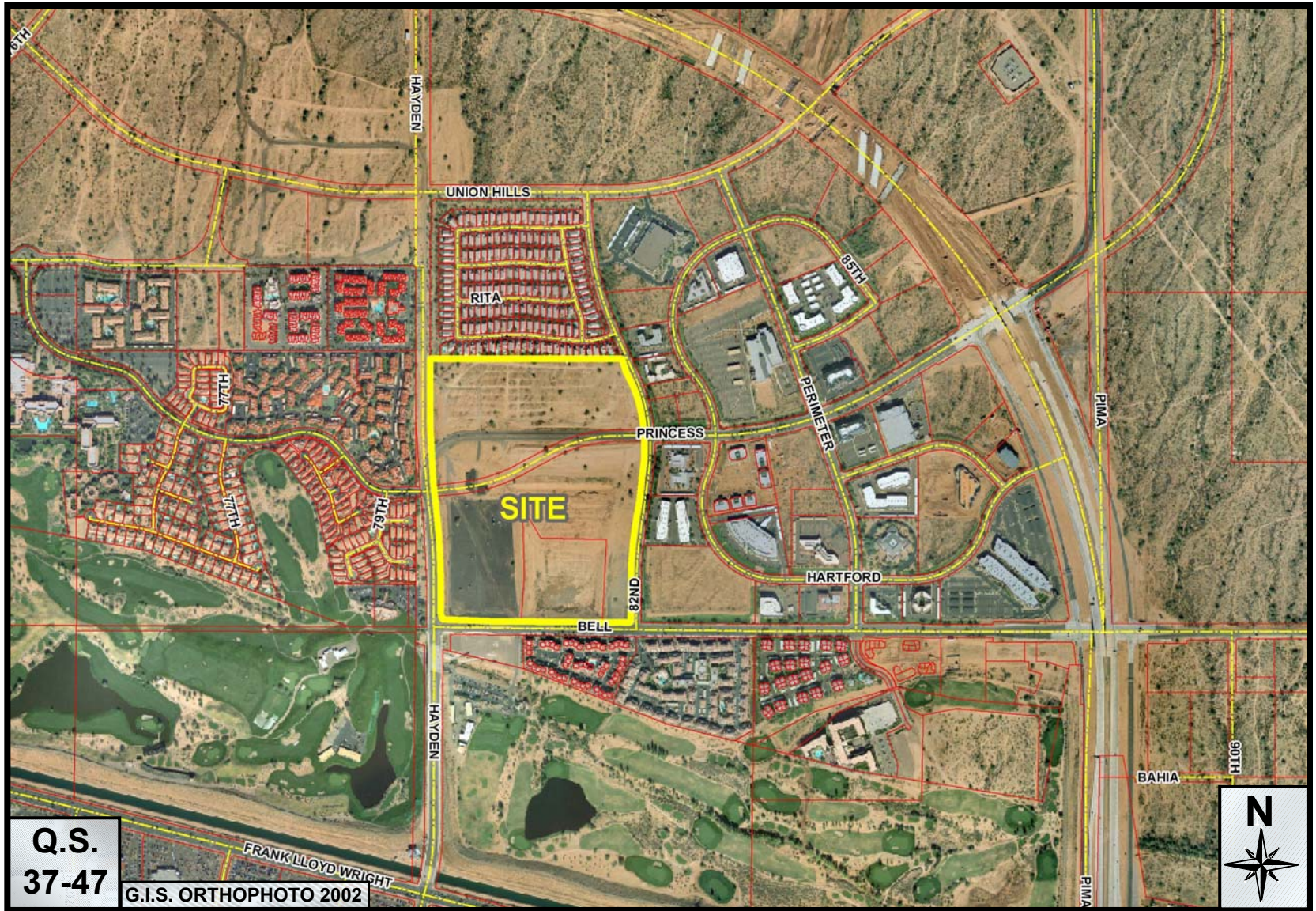
### ***Lighting***

Area lighting will be provided at the jogging paths and trails that surround the park. The City typically uses 16-foot high lights with full cut-off fixtures. Parking lots will also be lighted. Sport field lighting at the four fields in the basin will meet current IES standards.

### ***Public Art***

Public Art will be incorporated into the design of the project. The art will contribute to the character and sense of the place. As such, it will reflect a heightened level of design, embrace the desert southwest identity and natural landscape features, and inspire the public to use the park and return to it.





C.A.P. Basin Park

61-DR-2003

ATTACHMENT #2





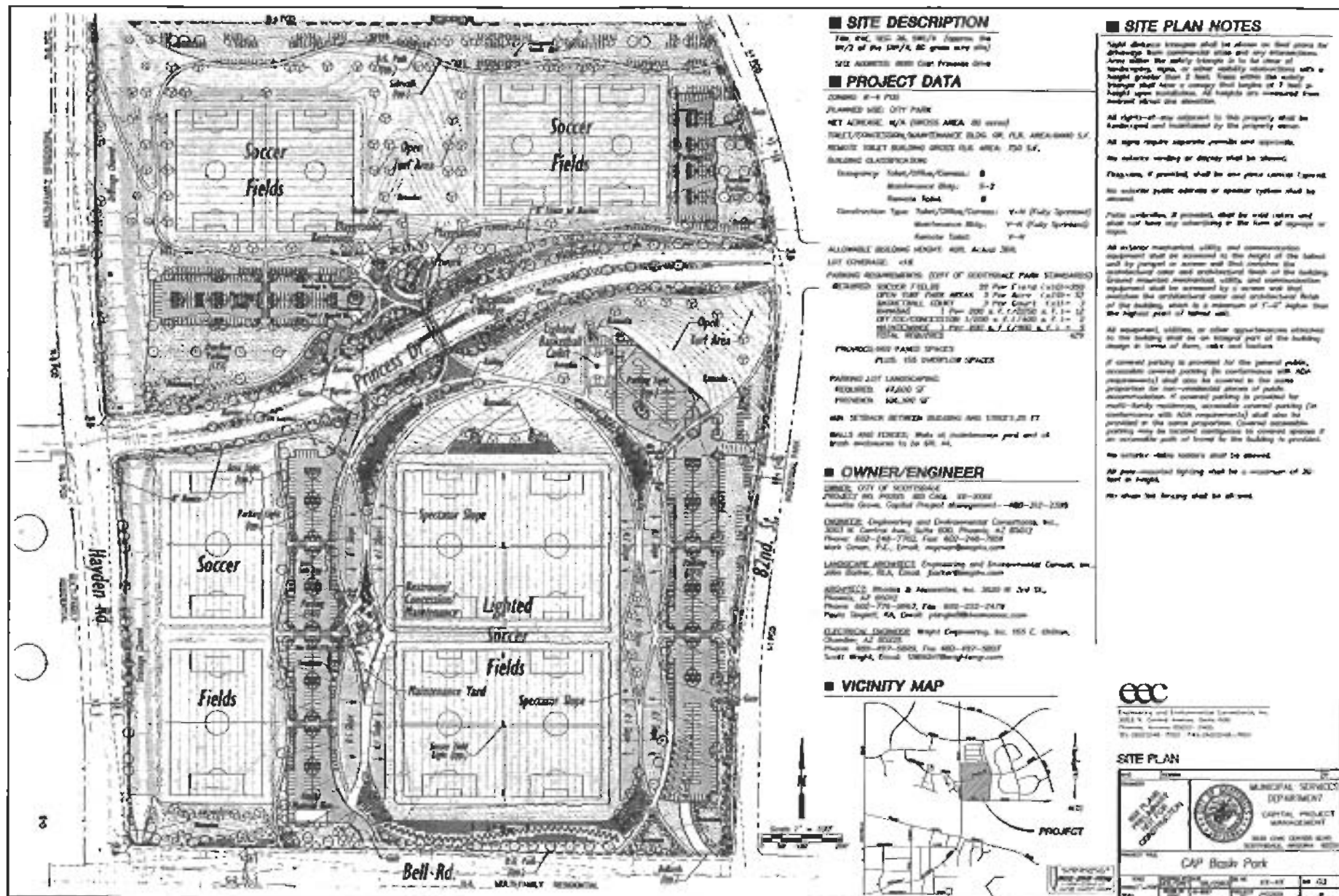
C.A.P. Basin Park

61-DR-2003

ATTACHMENT #2A







61-DR-2003





**CAP Basin Park**

**Master Plan & Section Views**



Cliff Clarkin & Associates



Turf Science



**ATTACHMENT #5**

**61-DR-2003**





CAP Basin Park

Park Perspective & Section Views

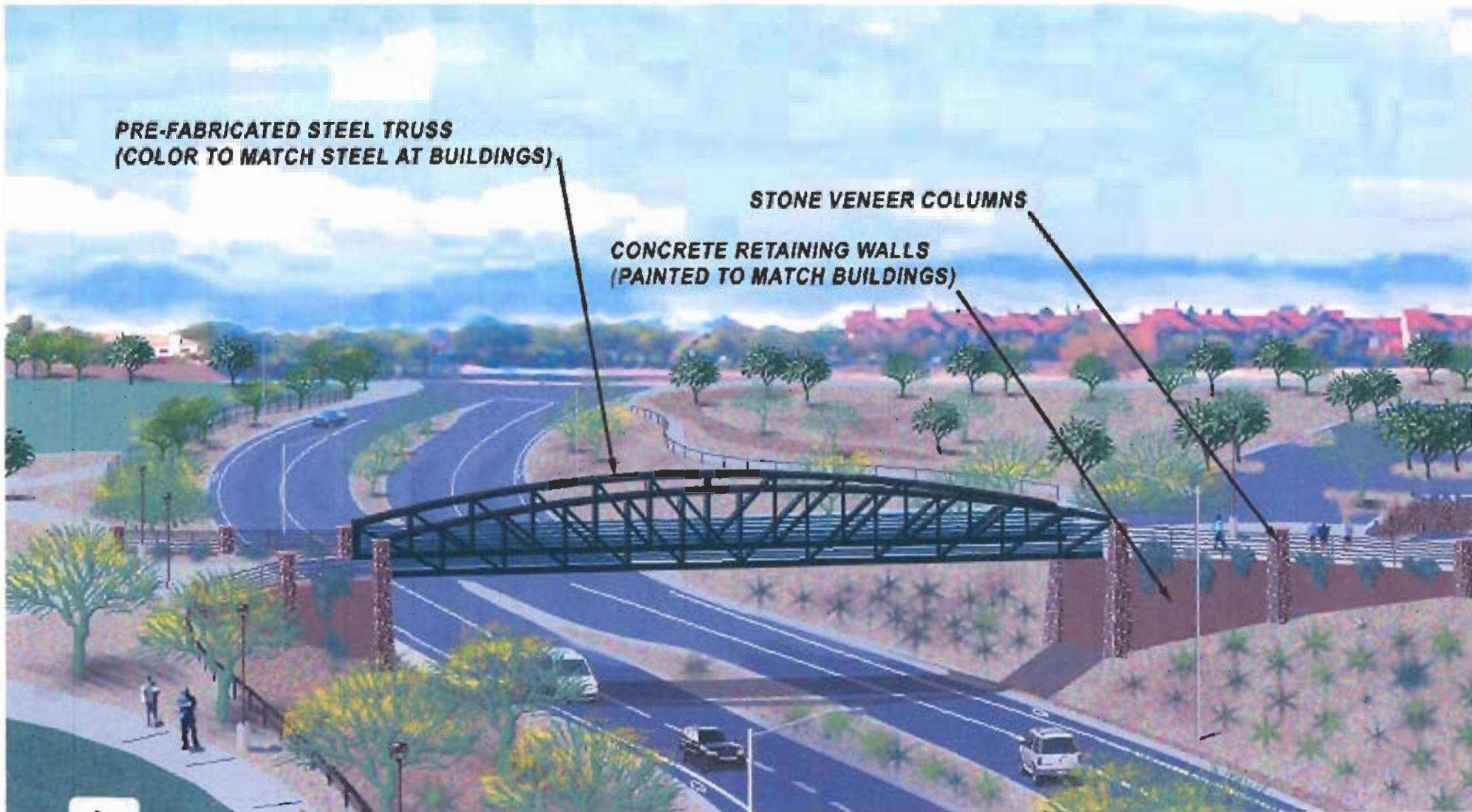




**PRE-FABRICATED STEEL TRUSS  
(COLOR TO MATCH STEEL AT BUILDINGS)**

**STONE VENEER COLUMNS**

**CONCRETE RETAINING WALLS  
(PAINTED TO MATCH BUILDINGS)**



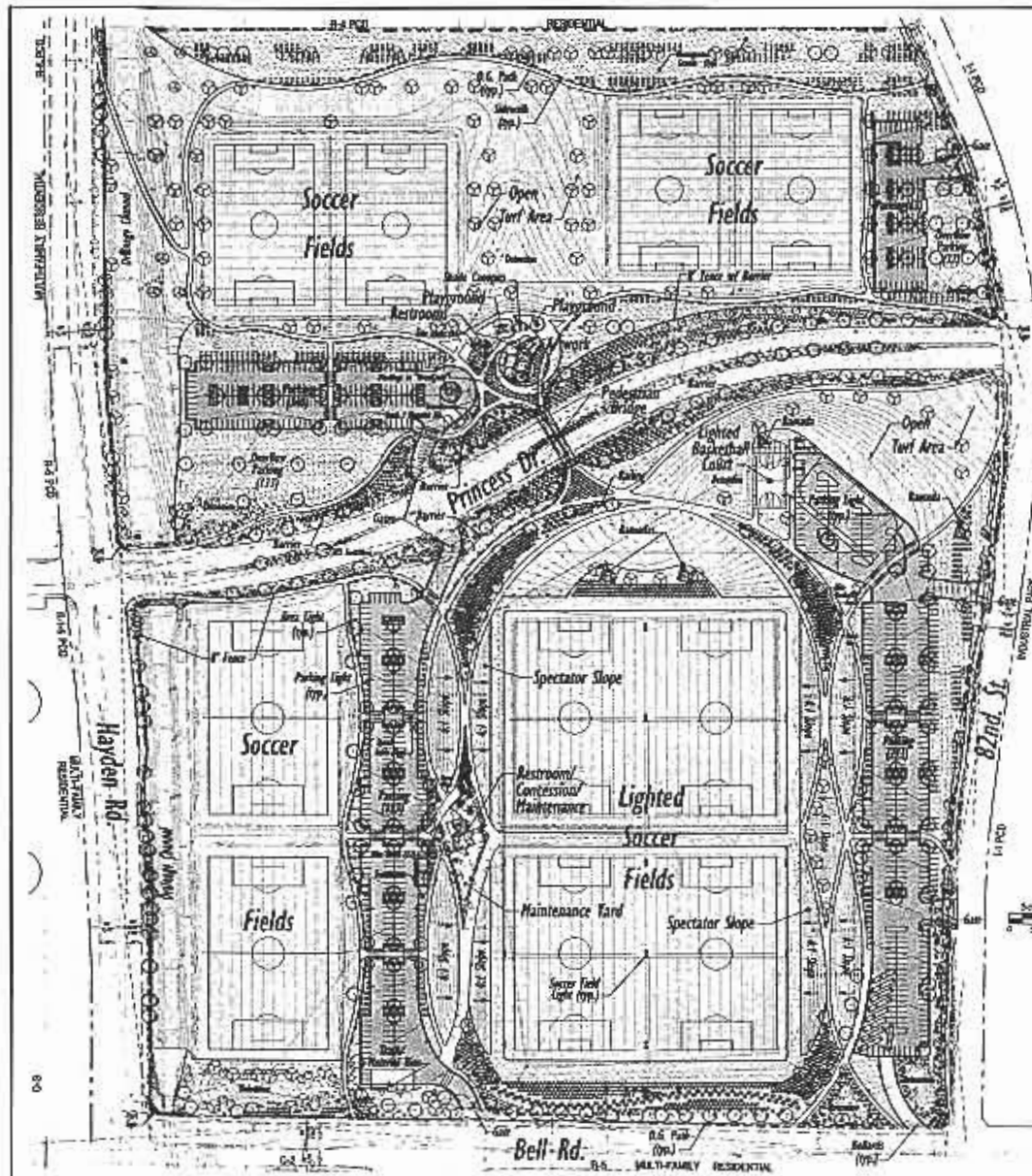
## **PEDESTRIAN BRIDGE**

**61-DR-2003**





61-DR-2003



# **■ SITE DESCRIPTION**

PAV. RAC, SEC. 30, S81/4 (approx. the 1/2 of the S81/4, 80 gross acre site)  
 SITE ADDRESS: 4001 East Princess Drive

## **■ PROJECT DATA**

ZONING: R-4 PCD  
 PLANNED USE: CITY PARK  
 NET ACREAGE: 80 (estimated R/W = 70 Ac. (GROSS AREA: 80 Ac.)  
 TOILET/CONCESSION/MAINTENANCE BLDG. OR FLR. AREA: 6000 S.F.  
 REMOTE TOILET BUILDING GROSS FLR. AREA: 750 S.F.  
 BUILDING LOT COVERAGE: 45%

## **■ NOTES**

1. Landscape area within 58 Acres
2. Landscape area (parking) required = 50,000 s.f.  
 provided = 100,000 s.f.
3. Landscape area (subject R/W does not exist) using assumed R/W for cost, 3.2.7 Acres
4. Landscaping to be irrigated with automatic drip and spray system with controller.
5. Boundaries shall be placed as directed by engineer.
6. After 90 day maintenance period and project acceptance, landscape maintenance responsibility will be by the City of Scottsdale Parks Department.

## **■ OWNER/ENGINEER**

OWNER: CITY OF SCOTTSDALE  
 PROJECT NO. PD205 80 DALL XX-XXXX  
 Annelle Grant, Capital Project Management 480-312-2199

LANDSCAPE ARCHITECT: Engineering and Environmental Consultants, Inc.  
 3003 N. Central Ave., Suite 600, Phoenix, AZ 85012  
 Phone: 602-248-7702, Fax: 602-248-7659  
 Julie Barker, RLA, Email: jrbarker@eecps.com

## **■ PLANTING LEGEND**

Symbol	Botanical Name	Common Name	Size	Qty.	Remarks
	Acacia anaurora	Mulga	24" dia	27	Standard (2" min. dia.)
	Prosopis juliflora 'Mourea'	Thornless Honey Mesquite	18 Gal.	170	Standard
	Cercidium hybrid 'Desert Museum'	Palm Verde	24" dia	304	Standard (2" min. dia.)
	Mimosa biunciflora	Charlie Tree	24" dia	48	Standard (2" min. dia.)
	Phoenix dactyloperis	Dale Palm	22" dia	8	
	Baccharis hybrid 'Sierra Thompson'	Baccharis	1 gal.	1715	
	Bougainvillea 'Mourea'	Bougainvillea	5 gal.	252	
	Acacia anaurora	Acacia	5 gal.	10	
	Calliandra callicarpa	Deep Foli Quince	5 gal.	677	
	Lantana sp.	New Gold Lantana	1 gal.	363	
	Leucophyllum frutescens 'Green Cloud'	Green Cloud Texas Ranger	5 gal.	144	
	Hesperaloe parviflora	Chili Hesperaloe	5 gal.	250	
	Opuntia santa-rita	Purple Prickly Pear	1 gal.	57	
	Hesperaloe parviflora	Hesperaloe	1 gal.	57	
	Oenothera speciosa	Mexican Evening Primrose	1 gal.	1233	
	Macdougalia unguis-cati	Car's Claw Vine	1 gal.	4	
	Exotic Shrub				
	Turf - Bermuda Hybrid - 1/4" x 1/4" x 1/4"				
		Decomposed Granite (D.G.)			Stabilized D.G. Path



## **■ VICINITY MAP**



# **■ CITY OF SCOTTSDALE LANDSCAPE NOTES**

Area within the right distance triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.

All plant materials shall be maintained in a manner that enhances their natural growth patterns and not pruned into geometric shapes.

Retention/retention beams shall be constructed only from the approved site plans. Any retention of the approved design (additional fill, barriers, etc.) shall require additional first place staff review and approval.

Setback all spray and stream type irrigation heads a 1'-0" from back of curb, sidewalk, and/or driveway to reduce over-spray. Alternative to achieve similar results shall be approved by Project Review Staff.

All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.

All signs require separate permits and approvals.

Light shall be directed to the maximum area specified in Sections 49-72 through 49-79 of the City Code and shall be shown on landscape plans submitted at the time of final plans.

No lighting is approved with this submittal.

New landscaping, including arranged plant material, and landscaping indicated to remain, which is destroyed, damaged, or expires during construction shall be replaced with like size, kind, and quantity prior to the issuance of the Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services Staff.

## **LANDSCAPE PLAN APPROVED CITY OF SCOTTSDALE**

CASE NUMBER: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL SPECIFICATIONS AND REQUIREMENTS. LANDSCAPE INSTALLATION TO BE APPROVED BY THE CITY OF SCOTTSDALE INSPECTION SERVICES DIVISION. A CERTIFICATE OF OCCUPANCY IS REQUIRED.

## **LANDSCAPE PLAN - Cover Sheet**

DATE	06/20/03	BY	JK-JK	LP	LP1
DESIGNER	MUNICIPAL SERVICES DEPARTMENT CAPITAL PROJECT MANAGEMENT				
PROJECT NAME	CAP Bosh Park				
PROJECT NO.	PD205	PROJECT NO.	PD205	PROJECT NO.	PD205

CASE#513-PA-2002

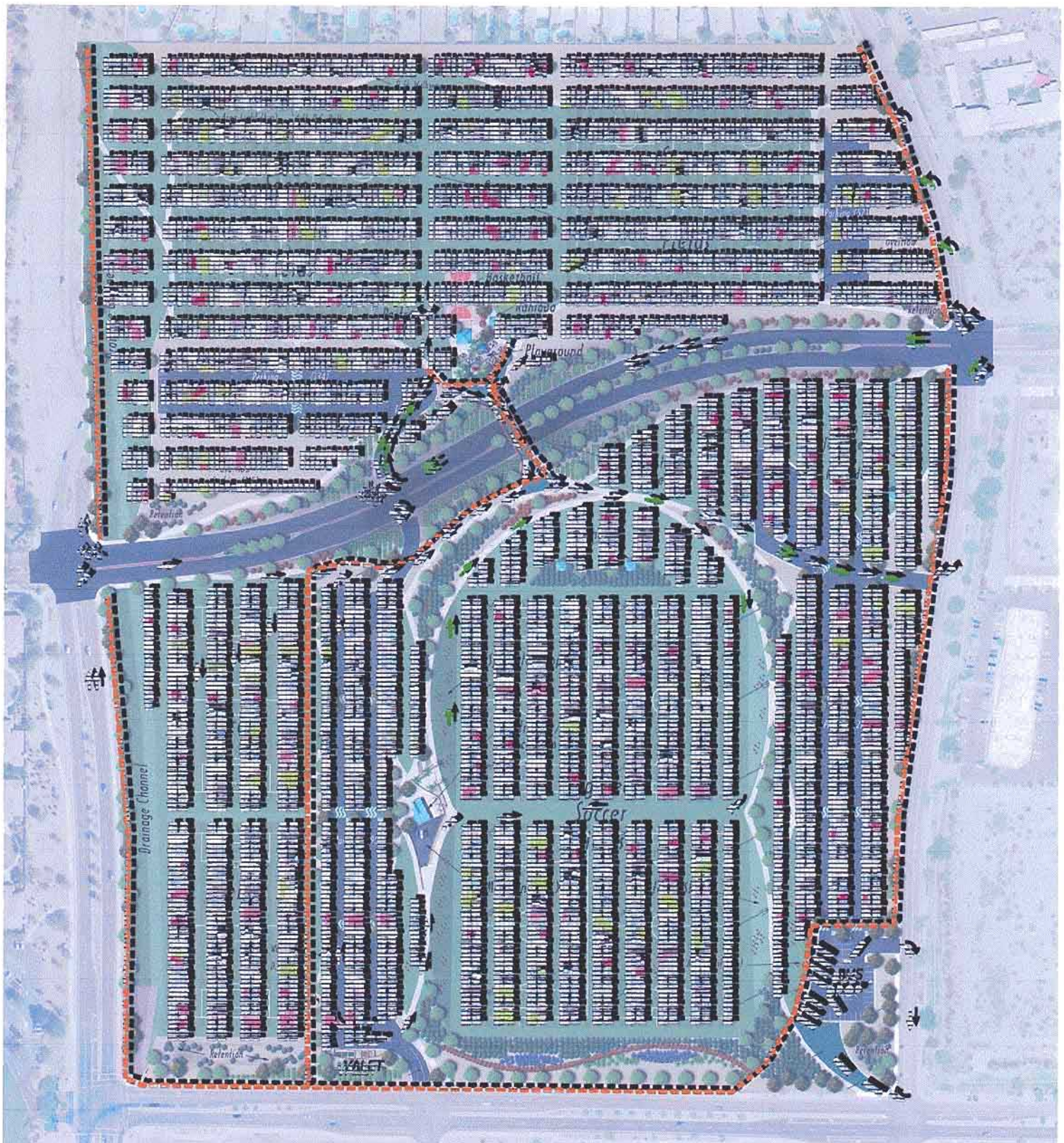
61-DR-2003











**CAP Basin Park**

**Event Parking Plan**



**ccc**  
Engineering & Environmental Consulting, Inc.

Cliff Carlton & Associates

**W&A**  
Wright & Associates, Inc.

**CITY OF SCOTTSDALE**

**W&A**  
Wright & Associates, Inc.

Turf Science

**WRIGHT**  
Wright & Associates, Inc.

**61-DR-2003**

**ATTACHMENT #9**





elevation A (east)



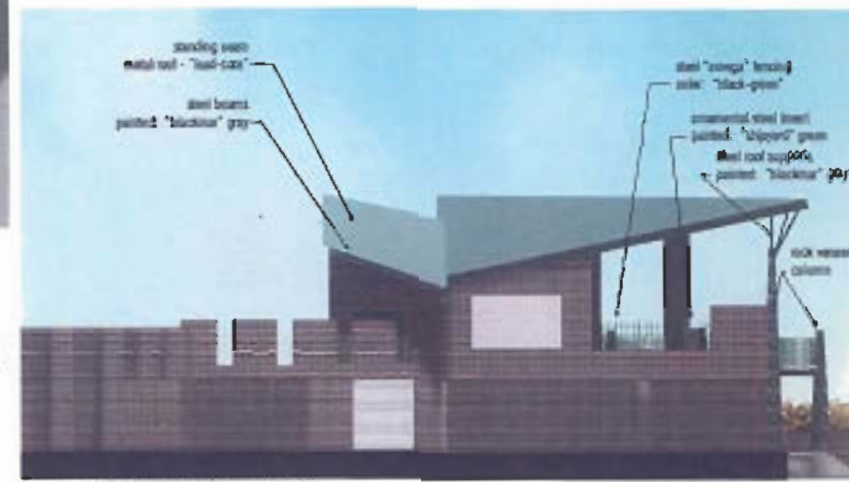
elevation B (north)



elevation C (west)



key plan

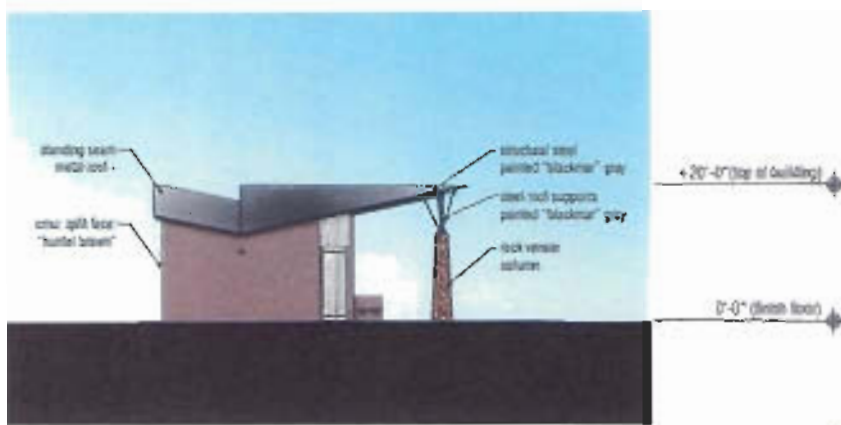


elevation D (south)

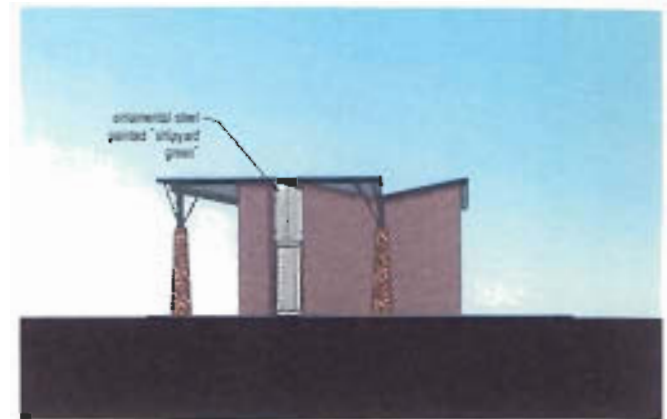


61-DR-2003





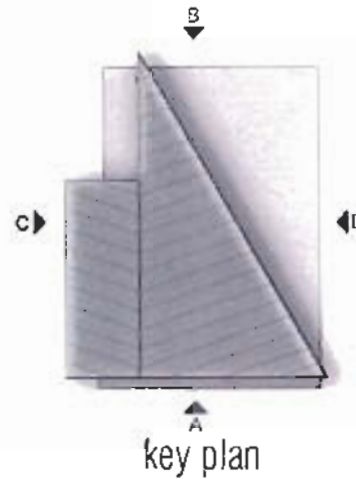
elevation A



elevation B



Elevation C



key plan



elevation D

## REMOTE TOILET BUILDING ELEVATIONS



**61-DR-2003**

			MUNICIPAL SERVICES DEPARTMENT CAPITAL PROJECT MANAGEMENT
	C.A.P. Basin Park		
DATE: 10/15/2003 DRAWN BY: [blank] CHECKED BY: [blank]	DATE: [blank] DRAWN BY: [blank] CHECKED BY: [blank]	DATE: [blank] DRAWN BY: [blank] CHECKED BY: [blank]	DATE: [blank] DRAWN BY: [blank] CHECKED BY: [blank]

upper deck (B)



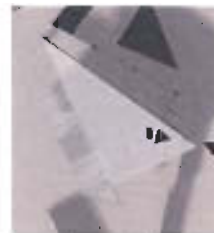
ramada



toilet building



view A



key plan

61-DR-2003

## PERSPECTIVES

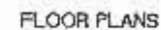


RAYTHEON ASSOCIATES, INC.  
10000 WEST 10TH AVENUE  
DENVER, COLORADO 80231  
TEL: 303.733.1000  
FAX: 303.733.1001  
WWW.RA.COM

MUNICIPAL SERVICES DEPARTMENT	
CAPITAL PROJECT MANAGEMENT	
1500 GARDEN ROAD SUITE 1000 DENVER, CO 80202	
C.A.P. Basin Park	
DATE	REVISION
BY	DATE
APP	BY

CDR #111-16-202





(CASQ 054) PA 2002

61-DR-2003

ATTACHMENT #11

**61-DR-2003**  
**C.A.P. Basin Park**

Attachment #12. Lighting Plans (16 pgs)

**This attachments is on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.**

# **Stipulations for Case: C.A.P. Basin Park 61-DR-2003**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Rhodes & Associates, Inc. Architects staff dated 8/15/2003.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Engineering and Environmental Consultants, Inc. with plan date of 6/2003.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Engineering and Environmental Consultants, Inc. with a plan date of 6/2003.
  - d. Location, type, and quantity of light fixtures shall be consistent with the plans submitted by EEC / CPM with a plan date of 6/2003.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. The face of any service entrance section(s), if external, shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Chain link or other fencing for recreational areas shall be vinyl coated. The color shall be subject to the approval of the Project Coordination Manager.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. The pedestrian bridge crossing at Princess Drive shall have rock columns. The material and finish schedule shall be subject to the approval of the Project Coordination Manager.

**SITE DESIGN:**

DRB Stipulations

11. Any outdoor storage for the maintenance structure shall be completely screened from view by a wall
12. The location of required landscape islands and the parking configuration shall be revised in the southeastern most parking area as necessary to accommodate bus circulation.

Ordinance

- A. Landscape islands shall be provided between every 15 parking spaces.
- B. Bicycle parking shall be provided as required by the Zoning Ordinance. The site plan shall be revised to indicate the number of spaces by location.

**LANDSCAPE DESIGN:**

DRB Stipulations

13. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
14. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
15. All plants within sight visibility triangles, as defined in the City of Scottsdale Design Policies and Standards Manual 3.1-13 and 3.1- 13 shall be selected from the City of Scottsdale Recommended Plant list for Sight Line Triangles.

Ordinance

- C. Shrubs in or adjacent to the Right-of-Way shall have a minimum container size of 5 Gallons unless otherwise approved in writing by the Zoning Administrator.

**EXTERIOR LIGHTING DESIGN:**

DRB Stipulations

16. All non-sports field lighting, landscape lighting, and luminaires not visible from the property lines (such as Ramada ceiling fixtures), shall conform to IESNA "full-cutoff".
17. The plans submitted for final plans approval shall be consistent with the plans submitted by EEC / CPM dated 06/2003, including the location and amount of vertical spill light. Any modifications (other than for compliance with new building Codes), including alternate light fixtures, shall be subject to the satisfaction of the City's Lighting Consultant and Project Coordination Manager.
18. If modifications, including light fixtures are proposed after the final plans approval, the developer shall resubmit complete lighting plans for a final plans re-approval. Any modifications shall be subject to the satisfaction of the City's Lighting Consultant and Project Coordination Manager.
19. Parking lots luminaires shall not exceed a mounting height of 25' from grade to fixture glass. Illuminance in the parking lot areas shall not exceed a maintained average of 2.0 horizontal FC at grade and a maintained maximum at any point of 8.0 FC at grade. Driveways shall be lighted to a level where no calculation point is less than 1.0 FC maintained.
20. All pathways not intersecting the parking lot shall be lighted by the city's standard park luminaire, which has a mounting height of 16' from grade to fixture glass. Poles will be located at the city standard spacing of approximately 80', except where pathways intersect. Pathways intersecting the parking lots may be lighted by the parking lot luminaires, and shall be lighted to a level where no calculation point is less than 1.0 FC maintained.



21. All poles, luminaires, bases and associated pole-mounted equipment shall be consistent in color. All fixtures and poles, including the sportslighting, will be finished dark in color. The sportslighting poles will be galvanized under the dark finish.
22. All sportslighting luminaires shall either be selected from among the luminaires currently pre-approved by the City of Scottsdale Community Services Department, or provide sufficient technical information on alternative luminaires with state-of-the-art glare control for staff review. The luminaires may be a mixture of the standard excellent cutoff fixtures and the new modified/extreme cutoff fixtures.
23. All sports lighting shall be on an automated control system that only turns on the lighting when it is actually in use, and prevents operation between the hours of 11 p.m. and 6 a.m. All court lighting will also possess push button 60-minute timers. All fields and courts shall be operated and controlled separately.
24. The initial burn-in of the sportslighting lamps shall take place during the daytime hours and up until 10:30 p.m. only.
25. The height of the sportslighting poles shall be a maximum of 80 feet, measured from the top of the pole to the grade on which the pole is mounted.
26. All landscape, playground, ramada, art and signage lighting must be included on the final plan submittal.
27. Landscape and art lighting aimed upward or horizontally shall be incandescent, halogen or fluorescent, and shall not exceed 50 lamp watts.
28. At least 1/2 of all non-sports lighting shall turn off at 11 p.m., at which time the park will enter "post-curfew" mode. The luminaire closest to each driveway shall remain on all night.
29. Upon Final Plans submittal, the applicant shall correct all errors/discrepancies found on the "Details" portion of the submittal, and will ensure that the information in the "Details" matches that found in other sections of the submittal, to the satisfaction of city staff.
30. Before the issuance of a Certificate of Occupancy for this site or Final Inspection by Inspection Services, the applicant shall make arrangements for an on-site verification of the vertical illuminance light trespass values with Community Services Staff and the city's Lighting Consultant. The developer shall be responsible for providing all necessary equipment and staff to conduct the verification, to the satisfaction of city staff.

#### Ordinance

- D. Mercury Vapor lamps are prohibited.

#### **VEHICULAR AND BICYCLE PARKING:**

##### DRB Stipulations

31. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

#### **ADDITIONAL PLANNING ITEMS:**

##### DRB Stipulations

32. No exterior vending or display shall be allowed.
33. Flagpoles, if provided, shall be one piece, conical, and tapered.
34. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

#### **RELEVANT CASES:**

##### Ordinance

1. At the time of review, the applicable Zoning, and Use Permit case(s) for the subject site were: 10-ZN-1988 and 2-UP-2003.

## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **APPLICABLE DOCUMENTS AND PLANS:**

Preliminary drainage report, preliminary grading plan and architectural context plan.

### **DRAINAGE AND FLOOD CONTROL:**

#### DRB Stipulations

35. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
  - The proposed drainage design has been accepted by the city of Scottsdale C.I.P. and Flood Plain Administrator. All the drainage design criteria shall be per the accepted preliminary drainage report for C.A.P. Basin Park, dated December 12, 2002 prepared by E.E.C. Inc.
  - Demonstrate consistency with the preliminary drainage report for the CAP Basin Park dated December 12, 2002 by E.E.C. Inc.  
Any design that modifies the above-accepted drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
36. Basin Configuration:
- Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
37. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
- Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid pounding of nuisance water on pavement).
  - Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### Ordinance

- E. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
- Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
  - Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
  - Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - Off-site runoff must enter and exit the site as it did historically.

- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

F. Underground Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not permitted.

G. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

**ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Princess Drive	Minor Arterial	110. feet full (90 feet existing)	80-foot b/c to b/c	Vertical	8 feet meandering s/w + 6-ft bike path
Bell Road		Existing	Existing	Existing	Existing
Hayden Road Note "A"		Existing	Existing	Existing	Existing
82 <sup>nd</sup> Street		Existing	Existing	Existing	5-foot S/W along the frontage

Note "A" - Hayden Road improvements are existing, or will be built with Hayden Road Project.

DRB Stipulations

38. If a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual.
39. The developer shall design and construct this site's driveways in general conformance with Standard Detail 2257 for CH-1 and CH-2 types driveways.
40. Additional Stipulations as project demands.

Median reconstruction-

Princess Drive- full median opening at the main park driveway is required

Bell Road- modify the existing median opening (for the Desert TPC golf course) to provide westbound left turn.

## Ordinance

- H. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

**TRAFFIC SIGNALS:**

## DRB Stipulations

41. Poles and equipment necessary to upgrade the signal to current standards (including luminaries).

## Ordinance

- I. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

**INTERNAL CIRCULATION:**

## DRB Stipulations

42. The developer shall provide a minimum parking-aisle width of 24 feet.
43. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

44. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
  - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
45. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

## Ordinance

## J. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

## K. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

**REFUSE:**

## DRB Stipulations

46. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.

47. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

## Ordinance

L. Underground vault-type containers are not allowed.

M. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

N. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

## DRB Stipulations

48. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

## Ordinance

O.

**WATER:**

## DRB Stipulations

49. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.



## Ordinance

- P. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:**

## DRB Stipulations

50. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
51. On-site sanitary sewer shall be privately owned and maintained.

## Ordinance

- Q. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.
- R. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

**CONSTRUCTION REQUIREMENTS**

## DRB Stipulations

52. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

## Ordinance

- S. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]